ELECTRICAL INSTALLATION CONDITION REPORT

Ref: INV-404-P16

SECTION A. DETAILS OF THE CLIENT / PERSON ORDERING THE REPORT

Name McArthur Court (Swindon) Management Ltd

Address 15 Windsor Road, Swindon, SN3 1JP

SECTION B. REASON FOR PRODUCING THIS REPORT 5 Yearly check

Date(s) on which inspection and testing was carried out 02/09/2022

SECTION C. DETAILS OF THE INSTALLATION WHICH IS THE SUBJECT OF THIS REPORT

Occupier Communal Area

Address 146-156 Padstow Road, Swindon SN2 2EQ

Description of premises

Domestic ☒ Commercial ☐ Industrial ☐ Other (include brief description) ☐

Estimated age of wiring system 20 years

Evidence of additions / alterations Yes ☐ No ☒ Not apparent ☐ If yes, estimate age years

Installation records available? (Regulation 651.1) Yes ☐ No ☒ Date of last inspection 25/05/2017 (date)

SECTION D. EXTENT AND LIMITATIONS OF INSPECTION AND TESTING

Extent of the electrical installation covered by this report

Fixed wiring, approx 20% of accessories removed and checked

Agreed limitations including the reasons (see Regulation 653.2)

Agreed with:

Operational limitations including the reasons (see page no)

The inspection and testing detailed in this report and accompanying schedules have been carried out in accordance with BS 7671: 2018 (IET Wiring Regulations) as amended to 2022

It should be noted that cables concealed within trunking and conduits, under floors, in roof spaces, and generally within the fabric of the building or underground, have **not** been inspected unless specifically agreed between the client and inspector prior to the inspection. An inspection should be made within an accessible roof space housing other electrical equipment.

SECTION E. SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety)

Good condition where visible, installation is maintained.

Overall assessment of the installation in terms of its suitability for continued use

SATISFACTORY * (Delete as appropriate)

* An unsatisfactory assessment indicates that dangerous (code C1) and/or potentially dangerous (code C2) conditions have been identified.

SECTION F. RECOMMENDATIONS

Where the overall assessment of the suitability of the installation for continued used above is stated as UNSATISFACTORY, I / we recommend that any observations classified as *'Danger present'* (code C1) or *'Potentially dangerous'* (code C2) are acted upon as a matter of urgency.
Investigation without delay is recommended for observations identified as *'Further investigation required'* (code FI).
Observations classified as *'Improvement recommended'* (code C3) should be given due consideration.

Subject to the necessary remedial action being taken, I / we recommend that the installation is further inspected and tested by 02/09/2027 (date)
for the following reasons: No reason to set a duration below the recommended maximum.

SECTION G. DECLARATION

I / We, being the person(s) responsible for the inspection and testing of the electrical installation (as indicated by my/our signatures below), particulars of which are described above, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations and the attached schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in section D of this report.

Inspected and tested by:		**Report authorised for issue by:**	
Name	Warren Hoy	Name	Warren Hoy
Signature	.....	Signature	.....
For/on behalf of	Alate Consulting Ltd	For/on behalf of	Alate Consulting Ltd
Position	QS	Position	QS
Address	Flat 2, Mannington House, Swindon. SN5 7LQ	Address	Flat 2, Mannington House, Swindon. SN5 7LQ
Date	02/09/2022	Date	09/12/2022

SECTION H. SCHEDULE(S)

1 Inspection schedule(s) and 1 Schedule(s) of Circuit Details and Test Results are attached.
The attached schedule(s) are part of this document and this report is valid only when they are attached to it.

Ref: INV-404-P16

SECTION I. SUPPLY CHARACTERISTICS AND EARTHING ARRANGEMENTS

Earthing arrangements	Number and Type of Live Conductors		Nature of Supply Parameters		Supply Protective Device	
	AC ☐	DC ☐	Nominal voltage, U / U_0 (1)	230 V	BS (EN)	1361
TN-C ☐	1-phase, 2-wire ☒	2-wire ☐	Nominal frequency, f (1)	50 Hz	Type	IIb
TN-S ☐	2-phase, 3-wire ☐	3-wire ☐	Prospective fault current, I_{pf} (2)	1.8 kA	Rated current	100 A
TN-C-S ☒	3-phase, 3-wire ☐	Other ☐	External earth fault loop impedance, Ze (2)	0.14 Ω		
TT ☐	3-phase, 4-wire ☐		*(Note: (1) by enquiry(2) by enquiry or measurement)*			
IT ☐	Confirmation of supply polarity ☒					

Other sources of supply (as detailed on attached schedule) ☐

SECTION J. PARTICULARS OF INSTALLATION REFERRED TO IN THE REPORT

Means of Earthing	Details of Installation Earth Electrode *(where applicable)*
	Type (e.g. rod(s), tape etc)
Distributor's facility ☒	Location
Installation earth electrode ☐	Electrode resistance to Earth Ω

Main Protective Conductors

Earthing conductor	Material Copper	csa 16 mm²	Connection / continuity verified	☒
Main protective bonding conductors	Material N/A	csa mm²	Connection / continuity verified	☐

To water installation pipes ☐ To gas installation pipes ☐ To oil installation pipes ☐ To structural steel ☐
To lightning protection ☐ To other ☐ Specify

Main Switch / Switch-Fuse / Circuit-Breaker / RCD

Location DB1	Current rating 100 A	**If RCD main switch:** RCD Type	N/A
	Fuse / device rating or setting A	Rated residual operating current ($I_{\Delta n}$)	mA
BS (EN) 60947-3	Voltage rating 230 V	Rated time delay	ms
No of poles 2		Measured operating time (at $I_{\Delta n}$)	ms

SECTION K. OBSERVATIONS

Referring to the attached inspection schedule(s) and schedule(s) of circuit details and test results, and subject to the limitations specified at the *Extent and limitations of inspection and testing* section

No remedial action is required ☒ The following observations are made ☐ (see below):

OBSERVATION(S) Include schedule reference, as appropriate	CLASSIFICATION CODE

One of the following codes, as appropriate, has been allocated to each of the observations made above to indicate to the person(s) responsible for the installation the degree of urgency for remedial action.

C1 – Danger present. Risk of injury. Immediate remedial action required

C2 – Potentially dangerous – urgent remedial action required

C3 – Improvement recommended

FI – Further investigation required without delay

CONDITION REPORT INSPECTION SCHEDULE FOR RESIDENTIAL AND SIMILAR PREMISES WITH UP TO 100A SUPPLY

Ref: INV-404-P16

NOTE: This form is suitable for many types of smaller installation, not exclusively residential.
The persons responsible for the periodic inspection of the installation should include the relevant items in relation to the electrical installation, the inspection schedule can be reduced to expanded depending on the requirements of the installation.

OUTCOMES	Acceptable condition	✓	Unacceptable condition	**C1** or **C2**	Improvement recommended	**C3**	Further investigation	**FI**	Not verified	**N/V**	Limitation	**LIM**	Not applicable	**N/A**

Item No	**Description**	**Outcome** (Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in section K of the Condition Report)
1.0	**INTAKE EQUIPMENT (VISUAL INSPECTION ONLY)** An outcome against an item in this section, other than access to live parts, should not be used to determine the overall outcome.	
1.1	- Service cable - Service head - Earthing arrangement - Meter tails - Metering equipment - Isolator (where present) **NOTE 1:** Where inadequacies in the intake equipment are encountered, which may result in a dangerous or potentially dangerous situation, the person ordering the work and/or dutyholder must be informed. It is strongly recommended that the person ordering the work informs the appropriate authority. **NOTE 2:** For this section only, where inadequacies are found, an 'X' should be put against the appropriate item and a comment made in Section K.	√
	Person ordering work/dutyholder notified	N/A
1.2	Consumer's isolator (where present)	N/A
1.3	Consumer's meter tails	√
2.0	**PRESENCE OF ADEQUATE ARRANGEMENTS FOR OTHER SOURCES SUCH AS MICROGENERATORS (551.6; 551.7)**	N/A
3.0	**EARTHING / BONDING ARRANGEMENTS (411.3; Chap 54)**	
3.1	Presence and condition of distributor's earthing arrangement (542.1.2.1; 542.1.2.2)	√
3.2	Presence and condition of earth electrode connection where applicable (542.1.2.3)	N/A
3.3	Provision of earthing/bonding labels at all appropriate locations (514.13.1)	√
3.4	Confirmation of earthing conductor size (542.3; 543.1.1)	√
3.5	Accessibility and condition of earthing conductor at MET (543.3.2)	√
3.6	Confirmation of main protective bonding conductor sizes (544.1)	N/A
3.7	Condition and accessibility of main protective bonding conductor connections (543.3.2; 544.1.2)	N/A
3.8	Accessibility and condition of other protective bonding connections (543.3.1; 543.3.2)	N/A
4.0	**CONSUMER UNIT(S) / DISTRIBUTION BOARD(S)**	
4.1	Adequacy of working space/accessibility to consumer unit/distribution board (132.12; 513.1)	√
4.2	Security of fixing (134.1.1)	√
4.3	Condition of enclosure(s) in terms of IP rating etc (416.2)	√
4.4	Condition of enclosure(s) in terms of fire rating etc (421.1.201; 526.5)	√
4.5	Enclosure not damaged/deteriorated so as to impair safety (651.2)	√
4.6	Presence of main linked switch (as required by 462.1.201)	√
4.7	Operation of main switch (functional check) (643.10)	√
4.8	Manual operation of circuit-breakers and RCDs to prove disconnection (643.10)	√
4.9	Correct identification of circuit details and protective devices (514.8.1; 514.9.1)	√
4.10	Presence of RCD six-monthly test notice, where required (514.12.2)	√
4.11	Presence of alternative supply warning notice at or near consumer unit/distribution board (514.15)	N/A
4.12	Presence of other required labelling (please specify) (Section 514)	N/A

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OUTCOMES	*Acceptable condition*	✓	*Unacceptable condition*	*State* **C1** or **C2**	*Improvement recommended*	*State* **C3**	*Further investigation*	**FI**	*Not verified*	**N/V**	*Limitation*	**LIM**	*Not applicable*	**N/A**

ITEM NO	**DESCRIPTION**	**OUTCOME** *(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in section K of the Condition Report)*
4.13	Compatibility of protective devices, bases and other components; correct type and rating (no signs of unacceptable thermal damage, arcing or overheating) (411.3.2; 411.4; 411.5; 411.6; Sections 432, 433)	√
4.14	Single-pole switching or protective devices in line conductor only (132.14.1; 530.3.3)	√
4.15	Protection against mechanical damage where cables enter consumer unit/distribution board (522.8.1; 522.8.5; 522.8.11)	√
4.16	Protection against electromagnetic effects where cables enter consumer unit / distribution board / enclosures (521.5.1)	√
4.17	RCD(s) provided for fault protection – includes RCBOs (411.4.204; 411.5.2; 531.2)	√
4.18	RCD(s) provided for additional protection/requirements – includes RCBOs (411.3.3; 415.1)	√
4.19	Confirmation of indication that SPD is functional (651.4)	N/A
4.20	Confirmation that ALL conductor connections, including connections to busbars, are correctly located in terminals and are tight and secure (526.1)	√
4.21	Adequate arrangements where a generating set operates as a switched alternative to the public supply (551.6)	N/A
4.22	Adequate arrangements where a generating set operates in parallel with the public supply (551.7)	N/A
5.0	**FINAL CIRCUITS**	
5.1	Identification of conductors (514.3.1)	√
5.2	Cables correctly supported throughout their run (521.10.202; 522.8.5)	LIM
5.3	Condition of insulation of live parts (416.1)	√
5.4	Non-sheathed cables protected by enclosure in conduit, ducting or trunking (521.10.1) • To include the integrity of conduit and trunking systems (metallic and plastic)	N/A
5.5	Adequacy of cables for current-carrying capacity with regard for the type and nature of installation (Section 523)	√
5.6	Coordination of conductors and overload protective devices (433.1; 533.2.1)	√
5.7	Adequacy of protective devices: type and rated current for fault protection (411.3)	√
5.8	Presence and adequacy of circuit protective conductors (411.3.1.1; Section 543)	√
5.9	Wiring system(s) appropriate for the type and nature of installation and external influences (Section 522)	√
5.10	Concealed cables installed in prescribed zones (see Section D. Extent and limitations) (522.6.202)	LIM
5.11	Cables concealed under floors, above ceilings or in walls/partitions, adequately protected against damage (see Section D. Extent and limitations) (522.6.204)	LIM
5.12	Provision of additional protection by RCD not exceeding 30 mA: • for all socket-outlets of rating 32A or less, unless an exception is permitted (411.3.3) • for supply to mobile equipment not exceeding 32 A rating for use outdoors (411.3.3) • for cables concealed in walls at a depth of less than 50 mm (522.6.202, 522.6.203) • for cables concealed in walls / partitions containing metal parts regardless of depth (522.6.203) • Final circuits supplying luminaires within domestic (household) premises (411.3.4)	√
5.13	Provision of fire barriers, sealing arrangements and protection against thermal effects (Section 527)	√
5.14	Band II cables segregated / separated from Band I cables (528.1)	N/A
5.15	Cables segregated / separated from communications cabling (528.2)	√

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ITEM NO	DESCRIPTION	OUTCOME *(Use codes above. Provide additional comment where appropriate. C1, C2, C3 and FI coded items to be recorded in section K of the Condition Report)*
5.16	Cables segregated / separated from non-electrical services (528.3)	√
5.17	Termination of cables at enclosures – indicate extent of sampling in Section D of the report (Section 526) • Connections soundly made and under no undue strain (526.6) • No basic insulation of a conductor visible outside enclosure (526.8) • Connections of live conductors adequately enclosed (526.5) • Adequately connected at point of entry to enclosure (glands, bushes etc.) (522.8.5)	√
5.18	Condition of accessories including socket-outlets, switches and joint boxes (651.2 (v))	√
5.19	Suitability of accessories for external influences (512.2)	√
5.20	Adequacy of working space/accessibility of equipment (132.12; 513.1)	√
5.21	Single-pole switching or protective devices in line conductors only (132.14.1; 530.3.3)	√
6.0	**LOCATION(S) CONTAINING A BATH OR SHOWER**	
6.1	Additional protection for all low voltage (LV) circuits by RCD not exceeding 30 mA (701.411.3.3)	N/A
6.2	Where used as a protective measure, requirements for SELV and PELV met (701.414.4.5)	N/A
6.3	Shaver sockets comply with BS EN 61558-2-5 formerly BS 3535 (701.512.3)	N/A
6.4	Presence of supplementary bonding conductors, unless not required by BS 7671:2018 (701.415.2)	N/A
6.5	Low voltage (e.g. 230 volt) socket-outlets sited at least 2.5 m from zone 1 (701.512.3)	N/A
6.6	Suitability of equipment for external influences for installed location in terms of IP rating (701.512.2)	N/A
6.7	Suitability of accessories and controlgear etc. for a particular zone (701.512.3)	N/A
6.8	Suitability of current-using equipment for particular position within the location (701.55)	N/A
7.0	**OTHER PART 7 SPECIAL INSTALLATIONS OR LOCATIONS**	
7.1	List all other special installations or locations present, if any (Record separately the results of particular inspections applied)	N/A
8.0	**PROSUMER'S LOW VOLTAGE ELECTRICAL INSTALLATION(S)**	
8.1	Where the installation includes additional requirements and recommendations relating to Chapter 82, additional inspection items should be added to the checklist.	N/A

Inspected by:

Name: WARREN HOY Signature: ..... Date: 02/09/2022

SCHEDULE OF TEST RESULTS

Ref: INV-404-P16

DB reference number	*DB1*	**Details of circuits and/or installed equipment vulnerable to damage when testing**	**Details of test instruments used, model and serial number**
Location	*Electrical cupboard (P.146-156)*	*Emergency Lights, Smoke Vent, Door Entry and TV Amps*	Continuity *Fluke 1664FC - 5322125*
Z_s at DB (Ω)	*0.14*		Insulation resistance *Fluke 1664FC - 5322125*
I_{pf} at DB (kA)	*1.8*		Earth fault loop impedance *Fluke 1664FC - 5322125*
Correct supply polarity confirmed	☑		RCD *Fluke 1664FC - 5322125*
Phase sequence confirmed (where appropriate)	☐		Earth electrode resistance *N/A*

Tested by:
Name (Capitals) WARREN HOY
Signature  Date 02 September 2022

Test results

Circuit details											Ring final circuit continuity (Ω)			Continuity (Ω)		Insulation resistance test voltage	Insulation resistance (MΩ)		Polarity	Z_s (Ω)	RCD		AFDD	Remarks (continue on a separate sheet if necessary)
		Protective device						Conductor details													(ms)			
Circuit number	Circuit description	BS (EN)	Type	Rating (A)	Breaking capacity (kA)	RCD I_n (mA)	Maximum permitted Z_s (Ω*)	Reference method	Live (mm^2)	cpc (mm^2)	r_1 (line)	r_n (neutral)	r_2 (cpc)	$(R_1 + R_2)$	R_2	V	Live - Live	Live - Earth	✓ or ✗	Max measured	Disconnection time (ms)	RCD Test button operation	Manual AFDD Test button	
1	*Smoke Vent*	*60898*	*B*	*6*	*6*	*N/A*	*7.28*	*101*	*1.5*	*1*				*0.34*		*500*	*LIM*	*110*	✓	*0.49*	*N/A*	*N/A*	*N/A*	
2	*Door Entry*	*60898*	*B*	*16*	*6*	*N/A*	*2.73*	*C*	*2.5*	*1.5*				*0.31*		*500*	*LIM*	*110*	✓	*0.45*	*N/A*	*N/A*	*N/A*	
3	*Blank*																							
4	*Blank*																							
5	*Blank*																							
	RCD	*61008*																						
6	*Lights*	*60898*	*B*	*6*	*6*	*30*	*7.28*	*101*	*1*	*1*				*2.12*		*500*	*LIM*	*110*	✓	*0.82*	*33.7*	✓	*N/A*	
7	*TV Amp Sockets*	*60898*	*B*	*16*	*6*	*30*	*2.73*	*101*	*2.5*	*1.5*				*0.57*		*500*	*LIM*	*110*	✓	*0.70*	*33.7*	✓	*N/A*	
8	*Communal Sockets*	*60898*	*B*	*16*	*6*	*30*	*2.73*	*101*	*2.5*	*1.5*				*0.59*		*500*	*LIM*	*110*	✓	*0.72*	*33.7*	✓	*N/A*	

*Where the maximum permitted earth fault loop impedance value stated in column 8 is taken from a source other than the tabulated values given in Chapter 41 of this Standard, state the source of th
data in the appropriate cell for the circuit in the 'Remarks' column (column 25) of the schedule

CONDITION REPORT

GUIDANCE FOR RECIPIENTS (to be appended to the Certificate)

This Report is an important and valuable document which should be retained for future reference.

1 The purpose of this Report is to confirm, as far as reasonably practicable, whether or not the electrical installation is in a satisfactory condition for continued service (see Section E). The Report should identify any damage, deterioration, defects and/or conditions which may give rise to danger (see Section K).

2 This Report is only valid if accompanied by the Inspection Schedule(s) and the Schedule(s) of Circuit Details and Test Results.

3 The person ordering the Report should have received the 'original' Report and the inspector should have retained a duplicate.

4 The 'original' Report should be retained in a safe place and be made available to any person inspecting or undertaking work on the electrical installation in the future. If the property is vacated, this Report will provide the new owner/occupier with details of the condition of the electrical installation at the time the Report was issued.

5 Section D (Extent and Limitations) should identify fully the extent of the installation covered by this Report and any limitations on the inspection and testing. The inspector should have agreed these aspects with the person ordering the Report and with other interested parties (licensing authority, insurance company, mortgage provider and the like) before the inspection was carried out.

6 Some operational limitations such as inability to gain access to parts of the installation or an item of equipment may have been encountered during the inspection. The inspector should have noted these in Section D.

7 For items classified in Section K as C1 ('Danger present') **the safety of those using the installation is at risk,** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work immediately.

8 For items classified in Section K as C2 ('Potentially dangerous') **the safety of those using the installation may be at risk** and it is recommended that a skilled person or persons competent in electrical installation work undertakes the necessary remedial work as a matter of urgency.

9 Where it has been stated in Section K that an observation requires further investigation (code FI) the inspection has revealed an apparent deficiency which may result in a code C1 or C2, and could not, due to the extent or limitations of the inspection, be fully identified. Such observations should be investigated without delay. A further examination of the installation will be necessary, to determine the nature and extent of the apparent deficiency (see Section F).

10 For safety reasons, the electrical installation should be re-inspected at appropriate intervals by a skilled person or persons, competent in such work . The recommended date by which the next inspection is due is stated in Section F of the Report under 'Recommendations'.

11 Where the installation includes a residual current device (RCD) it should be tested six-monthly by pressing the button market 'T' or 'Test'. The device should switch off the supply and should then be switched on to restore the supply. If the device does not switch off the supply when the button is presses, seek expert advice. **For safety reasons it is important that this instruction is followed.**

12 Where the installation includes an arc fault detection device (AFDD) having a manual test facility it should be tested six-monthly by pressing the test button. Where an AFDD has both a test button and automatic test function, manufacturer's instructions shall be followed with respect to test button operation.

13 Where the installation includes a surge protective device (SPD) the status indicator should be checked to confirm it is in operational condition in accordance with manufacturer's information. If the indication shows that the device is not operational, seek expert advice. **For safety reasons it is important that this instruction is followed.**

14 Where the installation includes alternative or additional sources of supply, warning notices should be found at the origin or meter position or, if remote from the origin, at the consumer unit or distribution board and at all points of isolation of all sources of supply.